

**REVISED BYELAWS  
FOR JAMMU  
MASTER PLAN**

---

## **I- RESIDENTIAL USE:**

- 1. In the Chapter- 8 of the Master Plan "DEVELOPMENT CONTROL & ZONE REGULATIONS" the sub-para (as regarding "Residential" of para 8.2 captioned as "Permissible Uses" at page 95 of the Master Plan shall be replaced and also added by another sub-para as under:-**

### **Uses Permitted:**

Dwellings of all types, guest houses, boarding houses, dharamshallas night shelters, nurseries, kindergartens, schools, education institutions, clinics, pathological medicare/ healthcare facilities, social institutional, public utilities, libraries, play grounds, golf courses, green houses, religious buildings, cultural and philanthropic association of non-commercial nature, community centers, janj ghars, swimming pools for community use, professional establishments satisfying the requirements of customary occupation and private nursing homes, convenience/ local shopping, recreational uses including clubs, gyms etc, ancillary uses, clearly incidental to residential uses except service uses which will create pollution, nuisance & hazard.

### **Residential use in designated area of old city:**

The designated area of old city shall comprise of the congested part of the special area zone indicated in the approved Master Plan of Jammu city. It is bounded on its west side by B. C Road, on south side it will extend upto river Tawi, on the east side is the Tawi river edge right up to Panjtirthi and on its northern side Link Road from B. C Road via Vaid Mandir Complex to Radio Station. In essence it shall comprise of the densely populated mohallas of old city.

Residential use in this area up to plots measuring 350 Sqmts shall be regulated as under:-

Max Ground Coverage permissible - 70%  
No. of Storeys - Ground + 2  
No building, whether residential, commercial or institutional shall be allowed on lands with more than 30% slope.

### **Note:**

For plots having area more than 350 Sqmts S. No. 4 of the table of plotted housing shall apply.

- 2. In the same chapter and caption para (d) "Minimum Size Plots and its sub-para on 'Plotted Housing' at Page 95 & 96 of the Master Plan shall be replaced as under:-**

### **Minimum size plots:**

The minimum plot size for economically weaker section of society may be 50 Sqmts Plot coverage, No. of permissible storey and setbacks are given in the following table:-

*[Handwritten signatures and marks at the bottom of the page]*



### Plotted Housing:

S.No	Area (In Sq mt)	Max. Ground Coverage	No. of Storeys	Type of Const.	Set Back Limits (Minimum)			
					Front (M)	Rear (M)	Side (M)	Side (M)
1.	50-100	75%	G+2	Row	1.5	1.0	0	0
2.	101-250	65%	G+2	Row	3.5	1.5	0	0
3.	251-350	55%	G+2	Semi-detached	4.0	2	2	0
4.	351-450	50%	G+2	Semi-detached	6.0	2	2	0
5.	451-500	45%	G+2	Detached	7.5	2	3	2
6.	501-1000	40%	G+2	Detached	8.5	3	3	2
7.	Above 1000 Sqm	35%	G+2	Detached	12	3	3	2

The convenient shopping/ local shopping/ departmental store shall be permissible in the residential areas/ plotted housing with the following norms:-

Plot area upto 100 Sqm:-

Maximum Ground Coverage	-	80%
Maximum FAR	-	160
Maximum Height	-	8 mts (G+1)

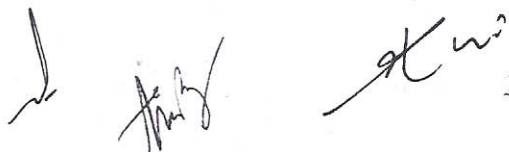
#### **Note:**

- Height of each storey in a residential house should not exceed 3.3 mts. Staircase, mounty height upto 2.5 mts shall be in addition to G+2 storeys permissible.
- Basement floor shall not be permissible in Row Housing/ Semi-detached.
- Basement area (Wherever permissible) shall not exceed 50% of the ground coverage. However this shall not apply to approved/ Government colonies.
- Garage/ Porch to the extent of 16.00 Sqmts each shall be allowed in semi-detached and detached houses. Room over porch only on one storey to the extent of 16 smts shall be allowed. No side set backs shall be required in plots or irregular proportions/ dimensions upto the width of 30 feet. Minimum front set back of five feet and rear set back of three feet shall be permitted in cases where depth of such irregular plots is upto 40 feet. However, there shall be no change in permissible ground coverage. No. of storeys and height of the building as given in the table above.
- Commercial use shall be allowed for plots facing roads in special area having minimum R/W of 20 mts and above.

- The sub-para "Group Housing" at Page 97 of the Master Plan regarding minimum plot size, ground coverage, FAR, Density and set backs shall be replaced as under:-

#### Group Housing:

Minimum Plot Size	0.40 (4000 Sqm) or 8 Kanals
Max. Ground Cov.	40%
Max. FAR	240
Min. Set Backs	to be determined @ one- third of the height of each building or 25'-0"
Max. Height	40 mts



**Note:**

- a) Basement, if constructed and used for parking and services shall not be counted in FAR.
- b) 75% basement/ semi basement of the plot area shall be allowed if used for Parking/ services etc shall not be counted in FAR.
- c) In-house back-up facilities to be provided for building beyond four storeys.
- d) Minimum 1.5 ECS per dwelling unit shall be provided for MIG and HIG Housing.
- e) Stilts (if used for parking), Balconies, lift stairs, lift ducts shall not be counted FAR.
- f) Group housing shall not be allowed in core area of city which is already congested.

**II- COMMERCIAL USE:**

- 1. Under the heading "Commercial" sub-para (a) 'uses permitted' appearing at page 97 & 98 of the Master Plan shall be replaced as under:-**

**Use permitted under Commercial:**

Office, retail business, departmental store, hotel, Restaurants and their accessory uses, professional business including education coaching, theaters, cinemas, multiplexes, cineplexes, shopping malls, public assembly halls, cultural centre, community centre/ janjghars, social & welfare institutions, libraries, electrical substations, fire stations, post office, police post, clinics, nursing homes, public facilities, buildings, temples, mosques, churches & other religious buildings. Car & scooter parking, taxi & auto rickshaw stand, garbage collection points, banks and financial institutions, service industries, petrol filling station, commercial entertainment of transient nature & dwelling of residential employees working in the complex incidental to main use.

The regulations for commercial use shall now be as under:-

**A. Single Shops/ Showrooms:**

Plot Area less than 100 Sqmts

Max. Ground Coverage	80%
Max. FAR	240
Max. Height	12mts

Front set back shall be governed by the building line of the road.

**B. Shopping Cluster:**

Plot Area	100- 750 Sqm
Max. Ground Cov.	60%
Max. FAR	180
Max. Height	15 mts.

**Set Backs:**

Front set backs to be governed by the approved building line of the abutting road. Rear set back should be 3 mts and side set back should be 3 mts on one side only upto plot of 500 Sqm & 10'-0" on both sides for area more than 500 Sqm.

**Parking :**

Parking shall be provided in basement & basement shall not be counted on FAR.

*Handwritten signature and initials at the bottom of the page.*



### **C. Commercial Complex:**

a.) Plot Area	751 to 4000 sqmts
Max. Ground Coverage	45%
Max. FAR	180
Max. Height	20 mts.

#### **Set Backs:**

Front setback to be governed by the building line or 20 ft from the plot line whichever is more.  
Side and rear set backs should be 3 mts of the height of the building or 3 mts whichever is more.

#### **Parking :**

Parking shall be provided in basement & basement shall not be counted on FAR.

b.) Plot Area	1 Acre and above
Max. Ground Coverage	40%
Max. FAR	200
Max. Height	40 mts.

#### **Set Backs:**

Front setback to be governed by the building line or 40 ft from the plot line whichever is more.  
Side and rear set backs should be  $1/3^{\text{rd}}$  of the height of the building or 3 mts whichever is more.

#### **Parking:**

For wholesale, retail, shopping minimum 2 ECS per 100 Sqm. of total built up area on all floors.  
Area under stairs, balconies, stilts, ducts, lifts shall not be included while calculating parking.

### **D. Cinemas/ Cineplex:**

Plot Area	1 Acre (Minimum)
Max. Ground Coverage	50%
Max. FAR	150

However the height of the building should not be more than 30 mtrs. Other regulations as proposed in Cinematography Act shall apply in this case. Front set back shall be governed by building line of the road or 10 mts, whichever is more, rear and side set backs shall be  $1/3^{\text{rd}}$  of the height of the building or 3 mts whichever is more.

Existing Cinema Halls can be considered for conversion into Cineplex within the same building envelope.

**Parking:** 1 ECS for 10 seats minimum.

### **E. Hotels:**

a)	
Plot Area	1000-2000 Sqmts
Max. Ground Cov.	40%
Max. FAR	160

*[Handwritten signatures and marks]*

**Set Backs:**

Front setback to be governed by the building line of the road or 10 mts from the plot line whatever is more. Side and rear set backs should be  $1/3^{\text{rd}}$  of the height of the building or 3 mts whichever is more.

b)

Plot Area	2000 Sqmts & above
Max. Ground Cov.	30%
Max. FAR	180

**Set Backs:**

Front setback to be governed by the building line or 10 mts from the plot line whatever is more. Side and rear set backs shall be min.  $1/3^{\text{rd}}$  of the height of the building or 3 mts whichever is more.

**Parking:**

Minimum 1 ECS for 3 guest rooms plus 1 ECS for 4 seats in case of restaurant & Bar. If banquet hall is to be provided in Hotel, the prevailing norms given in for banquet hall shall apply over & above.

**F. Janjghar/ Community Center/ Banquet Hall:**

Plot Area	2 Acres
Max. Ground Cov.	30%
Max. FAR	60
Max. Height	12 mts

**Set Backs:**

Front setback to be governed by the building line or 10 mts from the plot line whichever is more. Side and rear set backs shall be minimum  $1/3^{\text{rd}}$  of the height of the building or 3 mts whichever is more.

**Parking:** Minimum 100 ECS upto an area of 16 Kanals. In case the area is more 6 ECS shall be added after every additional 1 kanal of area.

**Note:**

This use should be allowed only on roads with a minimum width of 40'.

**2. Under the Heading commercial the second para of para 6.9.2 shall be replaced as under:-**

In order to cater to this, a hierarchy of commercial centers is proposed starting with the two Sub CBDs to cater to 9-10 lakh population towards north and south of River Tawi respectively followed by District Centers, community centers and commercial use zones along designated roads. The commercial land use shall be permitted upto one and a half times width of right of way of the designated roads. However, this shall not apply on the designated roads abutting the approved Government colonies and the areas specified for designated uses. In special area of Master Plan, commercial use shall be allowed on all roads having r/w 15 mts and above upto the depth equal to r/w of that particular road. An area of 120 Hectares has been earmarked for ware housing close to the railway line and NHIA for efficient servicing of this use. Neighborhood center, convenient shopping are to be taken up as part of the Division Plan Exercise. It is envisaged



to decentralize the old city area by shifting major wholesale and retail trade activities to the divisions in the north-west and south-east.

**Note:** Commercial use has been proposed along all the designated roads as the trend is for the same & most of these roads are already developed into commercial use.

**3. The following sub-para shall be added to the Chapter 8-2 after the heading "Commercial" with the heading Multiplexes:**

**Multiplexes:**

**Definition:-** Multiplex complex shall mean an integrated entertainment and shopping centre/ complex having at least 2 cinema halls/ PVRs. The minimum area on which this use shall be permitted should not be less than 0.40 Hectares, or 4000 Sqmts. Apart from cinema halls, the multiplexes shall also have a restaurant, fast food, outlet pubs, Health spas/ centers, hotels and other recreational activities. The shopping center may have retail outlet, video games, parlours, bowling alleys, health centers, shopping halls, office space.

Existing cinema halls can be considered for conversion into a multiplex by the Building Permission Authority provided it has a minimum plot area of 2500 Sqmts.

**Land Use:**

Multiplex may also be permitted on land earmarked for commercial use or cinema halls in the approved Master Plans/ Development Plans.

The regulation of the multiplexes shall be as under:

Min. Plot Area	4000 Sqmts or 0.40 hect
Max. Ground Cov.	40%
Max. FAR	200
Max. Height	30 mts.

**Side set backs:**

Front setback to be governed by the building line of the road on which a multiplex is proposed. In case it is not facing any major road the minimum front and back for a multiplex should be 12 mts from the plot line. Rear and side set backs shall be minimum  $1/3^{\text{rd}}$  of the height of the structure or 6 mts whichever is more.

**Parking:**

Three level basement parking will be permissible within the complex. Parking under the basement shall be permissible over 75% of the plot area subject to a minimum set back of 3 mtrs, on all sides. 15% of the basement area shall be reserved for locating services like Generator Room, Electric Room/ Plant Room etc. Portion of the basement where these services are proposed should be segregated suitably from the other uses so as to ensure adequate safeguards against the hazards.

Parking space to be provided within the proposed multiplex shall be @ 3 car space for every 100 Sqmts of floor space.

Area to be considered under parking in basement/ stilts/ open shall be as under:

Basement	28 Sqmts per car space
Stilts	23 Sqmts per car space
Open to Sky	18 Sqmts per car space

**Note:**

Area under parking/ services in the basement floor and stilts shall not be counted towards the calculation of FAR.

**III- PUBLIC AND SEMI PUBLIC/ INSTITUTIONAL USE:**

**Activities/ uses permitted:**

Government offices, Central/ State/ Local/ Semi-Government public undertaking offices, defence courts, universities, specialized educational institutions, Colleges Schools, research and development centers, social and welfare centers, libraries, health/ primary, dispensaries, nursing homes, clinics, social and cultural institutes, religious buildings/ centers, conference halls, community halls, baratghar, dharamshalla, museum/ art galleries, exhibition centers, auditoriums, police station/ police port, police lines, jails, fire stations, fire posts, burial grounds/ crematories, public utility buildings, solid waste dumping ground sites, post offices, bus and railway passenger terminals, local municipal facilities use, incidental to government office, monuments, telecommunication center, telephone exchange, recreational club, guest house, bank installations, service stations, ware-house/ storage go-downs, helipads and residential plot for group housing for staff/ employees incidental to the permitted activities/ uses in the area.

**A- General (In case where specific regulations are not given)**

Max. Ground Coverage	25%
Max. Far	100
Max. Height	30 mts

**Set Backs:**

Front setback to be governed by the building line or 10 mts from the plot line whichever is more. Rear and side set backs shall be minimum  $\frac{1}{3}^{\text{rd}}$  of the height of the building or 3 mts whichever is more.

**Note:**

- i. 10% \* of the total floor area shall be allowed for residential purpose.
- ii. Basement upto building envelop line shall be allowed and if used for parking and services, shall not be counted in FAR.

**B- Offices:**

Max. Ground Coverage	35%
Max. FAR	175



**Set Backs:**

Front setback to be governed by the building line or 10 mts from the plot line whichever is more. Rear and side set backs shall be minimum 3 mts.

**Note:**

The integrated office complex shall include central Govt. offices, local Govt. offices, public sector undertaking offices, courts and other Govt. offices, institutions. Basement upto the building envelop to the maximum extent of 75% of the plot area shall be allowed and if used for parking and services should not be counted towards FAR.

**C- Educational:**

**a) Nursery School:**

Min. Plot Area	750 Sqm
Max. Ground Cov.	25%
Max. FAR	50
Max. Height	9 mts

Front set back shall be governed by the building line of the road or 20' from the plot line whichever is more. Rear and side set backs should be 3 mts.

**b) Primary School:**

Minimum Plot Area	2000 Sqmts
Maximum Ground Coverage	25%
Maximum FAR	75
Maximum height	15 mts

Front set back shall be governed by the building line of the road or 20' from the plot line whichever is more. Rear and side set backs should be 3 mts.

**c) Middle School:**

Minimum Plot Area	4000 sqmts
Maximum Ground Coverage	25%
Maximum FAR	100
Maximum height	18 mts.

Front set back shall be governed by the building line of the road or 30' from the plot line whichever is more. Rear and side set backs should be  $1/3^{\text{rd}}$  of the height of the building or 3 mts whichever is more.

**Note:** School for handicapped shall have the same norms as the primary school.

**d) High/ Higher Secondary School:**

Min. Plot Area	7500 Sqm
Max. Ground Cov.	25%
Max. FAR	100
Max. Height	18 mts





**Set Backs:**

Front set back shall be governed by the building line of the road or 30' from the plot line whichever is more. Rear and side set backs should be  $1/3^{\text{rd}}$  of the height of the building or 3 mts whichever is more.

**e) College:**

Minimum Plot Area	30000 Sqm
Maximum Ground Coverage	25%
Maximum FAR	100
Maximum height	18 mts

Front set back shall be governed by the building line of the road or 30' from the plot line whichever is more. Rear and side set backs should be  $1/3^{\text{rd}}$  of the height of the building or 3 mts whichever is more.

**Note:**

- i) In case of specialized professional institutions like B. Ed Colleges, Law Colleges, Coaching Centers, Tutorials etc. plot area limitation shall be regulated by the Building Permission Authority on the merits of the case in accordance with the requirements/ guide lines of the regulating authority like Medical Council of India, AICTE, UGC etc.
- ii) Minimum road width in front should not be less than 12 mts.
- iii) Basement upto the building envelope to the maximum extent of 50% plot area shall be allowed and if used for parking and services should not be counted for FAR.

**f) Educational and Research Center, (Large campus i.e. above 8 ha.):**

Large campus of universities, Medical & Engineering Colleges and other Educational and Research Institute shall be covered under these regulations:

**i) Academic including Administration (45% of the total land area):**

Max. Ground Cov.	20%
Max. FAR	80
Max. Height	20 mts

**ii) Residential (25% of the total land area):**

Regulations as provided in group housing shall apply.

**iii) Sports and Cultural Activities (15% of the total land area):**

Maximum Ground Coverage	10%
Maximum FAR	15

**iv) Parks and Landscape Areas (15% of the total land area):**

**Note:**

Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

## **D- Health:**

### **a) Hospital:**

Minimum Plot Area	6000 Sqm
Maximum Ground Coverage	25%
Maximum FAR	100
Maximum height	30 mts.

#### **Note:**

- i) Area to be used for housing of essential staff is indicated in the norms for health facilities. In such an area the regulations of group housing shall apply.
- ii) Basement below the ground floor and to the extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.
- iii) Front set back shall be governed by the building line of the road or 40' from the plot line whichever is more.
- iv) Minimum rear and side set backs should be  $1/3^{\text{rd}}$  of the height of the building or 3 mts whichever is more.

### **b) Health Center/ Nursing Home:**

Minimum Plot Area	1000 Sqm
Maximum Ground Coverage	35%
Maximum FAR	100
Maximum height	15 mts.

#### **Note:**

- i) Front set back shall be governed by the building line of the road or 20' from the plot line whichever is more.
- ii) Minimum rear and side set backs should be  $1/3^{\text{rd}}$  of the height of the building or 3 mts whichever is more.

## **IV- INDUSTRIAL USE:**

### **a. Flatted Group Industries:**

Minimum Plot Area	2000 Sqm
Maximum Ground Coverage	30%
Maximum FAR	120
Maximum height	15 mts

#### **Note:**

Basement upto the building envelop line to the maximum extent of 50% plot area shall be allowed and if used for parking and services should not be counted in FAR.

### **b. Light and Service Industry:**

S. No.	Plot Size (Sqm)	Max. Ground Coverage	Max. FAR	Max. height
1.	100 to 400	60%	125	12 m.
2.	400 to 4000	50%	125	12 m.
3.	4000 to 12000	45%	125	12 m.
4.	Above 12000	40%	100	12 m.



c. Extensive Industry (Medium & Large Industry):

S. No.	Plot Size (Sqm)	Max. Ground Coverage	Max. FAR	Max. height (m)
1.	400 to 4000	50%	100	9
2.	4000 to 12000	45%	90	9
3.	12000 to 28000	40%	80	9
4.	28000 & Above	30%	60	9

**Note:**

- Single Storey building with basement is allowed. Basement shall be below the ground level and the maximum extent of the ground coverage and shall be counted in FAR.
- In case of roof trusses, height of building could be adjusted accordingly.
- Height relaxation can be considered by the content authority for specialized industries requiring more height.

V- AGRICULTURAL FARM HOUSE:

S. No.	Size of Farm	Max. Permissible Floor Area	No. of Floors
1.	Minimum 1 hac.	Max. 2000 sft	Single storey maximum

**Note:**

Set back in dwelling unit should be 30' away from any boundary line of the property.

VI- PARKING STANDARD:

The following table may be referred for deciding the parking norms for different use zones/ activity depending upon local vehicle ownership mass transportation and parking needs. Only one value of equivalent car space (ECS) and not a range should be specified in the development plan. It should fall within the range indicated and can be changed in subsequent plan depending upon need.

S.No	Use/ Use Permitted	Equivalent Car Spaces (ECS) per 100 Sqm of floor area
	<b>Residential</b> Group Housing	1.5 ECS for each dwelling unit for MIG & HIG having covered area above 800 Sft , 1 ECS for LIG having area between 500 to 799 Sft. & 0.5 ECS for EWS
1	<b>Commercial :</b>  a) Wholesale, retail, shopping, office & Hotels  b) Cinemas c) Community/ Banquet Hall/ Janjghar  iv) Restaurant /Fast food Bar;	2.0 per 100 Sqm of total built up area on all floors. Area under lifts/ stairs, ducts, balconies shall not be counted while calculating parking.  1 ECS for 10 seats Minimum 100 ECS upto an area of 16 Kanals in case the area is more 6 car spaces shall be added after every additional 1 kanal of area. 1 ECS for 4 seats. <b>Note:</b> If banquet hall is to be provided in Hotel the prevailing Upon norm given for banquet halls shall apply over & above
2	<b>Public /Semi Public</b> i. Nursing Home , hospitals (private) social cultural and other institutions government and semi government offices ii. School, college, university and Govt hospitals.	1.0
3	<b>Industrial.</b> Light and service industry flatted group industry extensive industry	0.75

**Note:**

The multi storied buildings under group housing, commercial complexes, hotels public and semi public. Assembly halls Institutional buildings *storage and any other such* buildings or occupancies shall have max. length of 100 or 30 M Subject to other regulations with regard to ground coverage , FAR and Set backs.

**VII- NON- RESIDENTIAL PREMISES :**

**Hostel**

Maxim Ground Coverage	33.33 %
Maximum FAR	100
Maximum Height	15 M



**Note:-**

- i. Minimum road width in front should not be less than 12 mts.
- ii. Basement up to the building envelop to the maximum extend of 50% plot. area shall be allowed and if used for parking and series should not be accounted for FAR
- iii. Front set back shall be governed by the building line of the road of 25 % from the plot line whatever more. The rear and side set back shall be  $1/3^{\text{rd}}$  of the height of the building or 3 mts whichever is more

**b. Guest House, Boarding House and Lodging House**

Minimum Plot Size	500 Sqm.
Maximum ground Coverage	33.33 %
Maximum FAR	100
Maximum Height	18 m
Parking @ 1.0 ECS for every 100 Smt. shall be provided within own premises	

**Note:-**

- i) Minimum road width should not less than 12mts.
- ii) Basement upto the building envelope to the maximum extent of 75 % plot area shall be allowed and if used for parking and service s should not be accounted towards FAR
- iii) Front set back shall be governed by the building line of the road or 25 front the plot line whatever more. The rear and side set back shall be 3mts.
- iv) This use shall mean any building having minimum four to twelve guest rooms as per tourism norms.

**VIII- PETROL PUMPS:**

The following regulations are recommended for locating petrol pumps cum service stations:-

- i. Minimum distance from the road intersections.
  - a. For minor roads having less than 30 mt. R/W 50 mts.
  - b. For major roads having R/W 30 mt. or more 100 mts.
- ii. The minimum distance to the property line of Pump from the center line of the road should not be less than 15 meters on roads having less than 30 mts R/W. In case of road having 30 mts. Or more R/W, the R/W of the road should be protected.
- iii. Plot Size (Minimum);
  - a. Only filling station 30 mts. X 17 mts.
  - b. Filling cum service Station minimum size 36 mts x 30 mts.
  - c. Frontage of the plot should not be less than 30 mts.
  - d. Longer side of the plot should be the frontage.
  - e. New petrol pump shall not be located on any with R/W less than 15 mts.

**b) Other Controls:**

**b-i. Filling Cum Service Station (Size 30 mt. x 36 mts. And above.)**

- |                    |       |
|--------------------|-------|
| i. Ground Coverage | 20 %  |
| ii. FAR            | 20    |
| iii. Max. Height   | 6 mts |

- iv. Canopy Equivalent to permissible ground coverage within setback line
- v. Front Setback 6 mts (min)

**b-ii) Filling Station (Size 30 mt x 17 mts)**

- i. Ground Coverage 10 %
- ii. FAR 10
- iii. Max. Height 6 mts
- iv. Canopy Equivalent to permissible ground coverage within setback line
- v. Front Setback 3 mts (min)

**c) Other Regulations:-**

- i. Shall be accepted to explosive /Fire Deptt.
- ii. Ground Coverage will exclude canopy area
- iii. Mezzanine if provided will be counted in FAR

**d) Compressed Natural Gas (CNG) Mother Station**

- i. Plot Size (minimum) 36 mt. x 30 mt.
- ii. Max. Ground Coverage 20 %
- iii. Max. Height 4.5 mt. (Single Storey)
- iv. Building Component control room /office /dispensing room

**IX. OTHER PROVISIONS WITH REGARD TO AMENITIES/FACILITIES AND NECESSARY CONTROLS.**

After sub-para 8.3 the following shall be as sub-para 8.3-A, 8.3 B, 8.3-C 8.3-D, 8.3-E and 8.3 F:-

**8.3-A : Safety against Natural Disaster like earthquakes.**

The application for seeking building permit shall be accompanied with a report of Architect/Structural Engineer certifying that the proposed structure has been designed structurally keeping in view the safety measures against earthquakes as indicated in the following Bureau of India Standards BIS

Bureau of India Standards BIS  
IS: 13935: 1993  
Repair and seismic Strengthening  
Of building-guidelines

IS: 1893 (part-i) 2002  
Criteria for Earth Quake Resistant Design of structure

IS: 4326 1993 (2002-04)  
Earthquake Resistant Design and construction  
of building-Code of practice

IS: 13920:1993  
Ductile Detailing of Reinforced  
Concrete structures subjected to seismic Forces-Codes of Practice



IS: 13827:1993  
Improving Earthquakes Resistant of Earthen  
Building Guidelines

IS: 13828: 1993  
Improving earthquake Resistance of low strength Masonry Building  
Guidelines.

### **8.3 –B Water Harvesting**

Water harvesting through storage of water runoff, including rainwater in all new buildings on plot of 500 sqmts and above will be mandatory. The plans submitted to the local authority shall indicate the system of storm water drainage along with points of collection of rainwater in surface reservoirs or in recharge wells.

### **8.3-C: Fire Protection and fire requirements:**

#### **a) Scope:**

This part covers the requirements of the fire protection for the multi-storeyed buildings (high rise buildings) and the buildings which are 15 mt and above in height and low occupancies of categories such as Assembly, Institutional, educational more than two storeyed and built-up area exceeds 1000sqmt Business where plot area exceeds 500 sqmts. Mercantile where aggregate covered area needs 750 sqmts Hotel, Hospital, Nursing Homes, under ground complexes, Industrial storage, Meeting/ Banquet Halls Hazardous occupancies.

#### **b) Fire Protection Requirements:**

Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with part IV fire protection of National Buildings code of India. The building schemes as such also be cleared by the District Officer of the fire and Emergency services Department before issuance of Building permit.

### **8.3-D: Mulba Stacking**

In cases of plots falling under any land use approved under the master plan stacking of building material shall be done within the plot premises if the plot area is above 500 Sqmts. An undertaking for not stacking of materials on the adjoining Govt. land like parks, roads, Janes etc. shall be appended by the applicant while applying for building permit.

For plots below and upto 500 sqmts, the applicant may stack building material in adjoining Govt. Land i.e road, land etc but the same shall be removed on weekly basis by



the applicant if the same is not done the local authority shall remove the mulba and the cost on this account be borne by the plot owner.

### **8.3-E: Provision in the Public Building for Physically Challenged persons**

#### **a) Scope:-**

These bye-laws are applicable to public buildings and exclude domestic buildings. Buildings which shall provide access to ambulant and non-ambulant physically challenged persons are listed below. Distinction is made for buildings to be designed for the use of large wheel chairs and small wheel chair.

#### **b) Buildings to be designed for Ambulant Physically Challenged People (Besides Hospitals)**

Higher Secondary School, conferences Hall, youth centers, youth clubs sports centre, spots Pavilions, Boat club Houses, Ice Roller Skating rinks, Swimming pools, Police Stations, Law Courts, Court Houses, sports Stadiums, Theaters, concert Halls, cinemas, Auditorium, small Offices (the Maximum plinth area 1400 sq. mt) snack Bars, Cafes and banqueting rooms (for capacity above 50 dinners)

#### **Note:-**

1. In support Stadiums provisions shall be made for non-ambulant spectators (small wheel chair) @ 1:1000 upto 10,000.
2. In Theaters, Concert Halls, Cinemas and Auditoria provisions shall be made for non-ambulant spectators (small wheel Chairs) @ 1/250 upto 1000 spectators and 1/500 for spectators above 1000.

#### **c) Building to be designed for Non-Ambulant Physically Challenged People**

Schools for physically challenged persons, cremation grounds, public/semi public buildings, Botanical Gardens Religious Buildings, old People Clubs, village Halls, Day centers, Junior Training Centers, post Offices, Banks Dispensaries, Railway Stations, Shops Super Market and Departmental stores.

#### **Note:-**

Large wheel Chair criteria shall be applicable on ground floors of the following buildings: Post Offices, Banks, Dispensaries, Railway Station, Shops, Supermarket and Departmental Stores

#### **d) Building to be designed for Non-Ambulant Physically challenged persons (using small wheel chairs).**

Public Laboratories in Tourist Spots, club Hotels, Professional and Scientific Institutions, Museum, Art Galleries, Public Libraries, Laboratories, Universities College for further Education, Teachers Training Colleges. Technical Colleges, Exhibition Halls Dentists Surgeries, Administrative Department of the Hospitals, Service stations, Car Parking, Building Airports Terminals, Bus Terminals Factories, employing Handicapped for sedentary work, Large Offices (with plinth area above 1400 sqmt) Tax Offices, Passport Offices,

Pension Offices, Labour Offices, Cafes Banqueting Rooms and Bars (for capacity above 100 dinners).

### e) Building Requirements

The following building requirements are to be provided for buildings mentioned above:-

#### i) **Site Planning**

Access path from plot entry and surface parking for building to building entrance shall be minimum of 1800 mm wide having regular surfaces without any steps.

The parking of vehicles of disabled people @ two equivalent car spaces (ECS) shall be provided near entrance of 30 m from building entrance.

#### ii) **Approach to Plinth Level**

Ramp shall be provided to enter the building minimum width of ramp shall be 1800 mm with maximum gradient of 1:12 length of ramp shall not exceed 9.0 m having 90 mm high rail on both sides extending 300 mm on both sides of ramps minimum gap from the adjacent wall to the handrail shall be 50mm.

Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800X2000 mm.

Minimum clear opening for the entrance door shall be 1000mm. Threshold shall not be raised more than 12mm.

For stepped approached size of tread shall not be less than 275 mm and maximum user shall be 150mm.

#### iii) **Stairways**

Height of the riser shall not be more than 150 mm and width of the tread not less than 275 mm, nosing if provided shall not extend beyond 25 mm Maximum number of risers on a flight shall be limited to 12.

#### iv) **Lifts**

Whenever lift is required as per bye-laws, provision of at least one lift shall be made for Non-Ambulant disabled (using small wheel chairs with the following minimum dimensions of lift)

Clear internal depth	1090 mm
Clear internal width	1750 mm
Entrance door width	910 mm

A hand rail not less 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.

#### v) **Toilets**

One special W.C in a set of toilet shall be provided for the use of physically challenged persons No. additional provision of W.C is to be made for physically challenged persons.



Size of the W.C shall depend on the category of physically challenged persons for whom it has been provided.

All doors in W.C shall open outside.

The type of W.C shall European with seat height as 500mm.

Hand rails, where provided shall have min 25 mm dia.

**vi) Provision of W.C in building without lift**

Provision of special W.C shall be made on all floors for buildings designed for ambulant physically challenged persons.

For buildings designed for non-ambulant challenged persons special W.C shall be provide at Ground Floor. Size of W.C shall depend on the type of Wheel Chair by the disabled.

**vii) Provision of W.C in buildings with lift**

Provision of special W.C shall be made on all floors. Size will depend on the category of physically challenged persons for whom it has been provided.

**viii) Toilet Details**

**a) For Toilet Designed for Ambulant physically challenged persons**

The minimum size of W.C shall be 1075X1650 mm with a minimum depth of 1450 mm for entry door 900 mm. long handrail on the side closer to W.C with a clear width between the handrails shall be 90 mm and height of handrails shall be 800 mm from floor level.

Minimum size of the clear door opening shall be 780 mm.

**b) For Toilets Designed for Non-Ambulant physically challenged people using small Wheel Chair)**

The minimum size of W.C shall be 1350X1500 mm with a minimum depth of 500mm from entry door. 900 mm long handrail on the side closer to W.C shall be fixed towards one side to the opposite adjacent wall. The enter line of W.C from the adjacent wall shall be 400 mm and minimum 950 mm from the other wall.

Minimum size of the clear door opening shall be 780 mm.

**c) For Toilets Designed for Non-Ambulant physically challenged persons having large wheel Chair)**

The minimum size of W.C shall be 1500X1750 with a minimum depth of 1750 mm for entry door 90mm long handrail on the side wall closer to W.C shall be provided. To provide movement space for wheel chair, W.C seat shall be fixed towards one side of the opposite wall. The centerline of the W.C from the adjacent wall shall be 400 mm and a minimum of 1100mm from the other wall. Min size of clear door opening shall be 860 mm.

**8.3-F: Sub Divisional Regulations**

- a) Any government department/public sector undertaking/ co-operative society/builder/colonizer/a person or a group of persons intending to develop a residential /Commercial/industrial estate with more than 4 plots shall give notice in writing to the local Authority along with following documents /details:-

1. Layout plan of the entire land area indicating areas allocated for roads, open space, parks, shopping centers as well as other public and semi public uses.
2. Revenue documents (little shajra etc.) clearly certifying ownership of land in favour of the applying developer.
3. Plan indicating integration of proposed estate/colony with the adjoining built up area in respect of road network, services etc.

**b) Planning norms:-**

- i) Area under roads, open spaces, education and other public uses shall not be less than 40% in case of residential colony and 35 % in case of industrial colony and however, area under public buildings will not exceed 10% of the total area in case of residential colony and 5% in case of industrial colony.
- ii) Gross commercial area shall not exceed 5% of the total colony area and shall for part of saleable area. Area under roads/lanes shall not be less than 20% of total area. No roads/lane with in the colony area shall be less than 25' width.
- iii) Saleable area shall not exceed 60% in case of residential colony and 65% in case of industrial colony.
- iv) In the case of residential colony, 10% of the residential area shall be earmarked for EWS plots/houses.

**c) Services:**

- i. Provision of internal infrastructure facilities like roads, drains, water mains, electric lines within the proposed colony shall be the sole responsibility of the developer i.e. the entire cost towards provision of these services shall be born by him proportionate external development cost (wherever necessary) connected with provision of services for the colony shall also be born by the developer. Quantum of this cost shall be fixed by local area/Government as per merits of the case.
- ii. The developer shall submit layout plan of all service networks (water supply, electric supply, roads, lanes, drains, parks and other uses) along with cost estimates to the local authority along with the application.
- iii. Provision of services shall be strictly conforming to the standards prescribed in National Building Code.

**d) Financial & Management:**

The promoter/developer shall also submit a brief indicating the capability of his group (both financial and managerial) to develop the proposed colony for which application has been submitted.

No plot within the proposed colony shall be eligible for any services/utilities from the Government/Municipal Corporation/Municipal Council/Municipal Committee.

**Note:** External development works would include roads, water supply, drainage/sewerage system, electric supply or any other work is to be executed in the periphery or outside a colony for its benefit.



## CHAPTER- 13

### GREY WATER RECYCLING BYELAWS

Whereas it is expedient to regulate the activities such as:

- a) Pretreatment of Grey Water, sewage and grey water before it is accepted for reuse for the purpose of non-portable use;
- b) Installation of flow meters, samplers or other devices to measure flow and quality of the sewage, recycled water & industrial waste discharge;
- c) Pretreatment of Grey water and Sewage as per classification before it is accepted for discharge to the sewerage system;
- d) Separation of non-portable water plumbing and portable water plumbing;
- e) Sampling and monitoring of industrial waste discharges to ensure compliance of conditions under the byelaws;
- f) Encouraging the use of treated recycled water for not-portable use;

#### 1. Definitions

**In this Byelaws:**

'Grey Water' means involving water from sinks, tubs, showers and washing.

'Industrial/Commercial Premises' means any premises which is being used or intended to be used (whether for profit or not) for carrying on any trade, business, education, research or industry.

'Commercial Waste' or 'Wastes' are the waste removed from an industrial plant or other premises by way of discharge of any liquid, with or without matter in suspension or solution therein, that is or may be discharged from trade premises in the course of any trade or industrial process or operation or in the course of an activity or operation of alike nature.

'Inspector' includes whomever the Municipal Commissioner, Jammu/ V.C, JDA has appointed in writing for the purposes of these Byelaws.

'ISO5667' means the latest edition complete with any amendments, of international Standards ISO 5667:1994 Water Quality Sampling

Part 1:1980 Guidance on the design of Sampling programmes.

Part 2:1991 Guidance on sampling techniques.

Part 3:1994 Guidance on the preservation and handling of samples.

Part 10:1992 Guidance on sampling of Grey Waters.

'ISO TR 9824' means the latest edition complete with any amendments, of international Standard ISO TR 9824: Measurement of liquid flow in open channels;

Part 1:1990 Measurement of free surface flow in closed conduits  
Methods.

Part 2:1990 Measurement of free surface flow in closed conduits  
Equipment.

'Sewerage System' means all types of sewer, appurtenances, pumping stations, storage tanks, waste water treatment facility plants, marine outfalls and other related structures existing in the urban area and used for the reception, treatment and disposal of waste water and also termed as "waste water system"

'Waste minimization' means the implementation on trade premises, of operations and restrictions, appropriate to the goal of reducing or eliminating the quantity and toxicity of wastes.

### **Section 'A' Applicability of Grey Water Reuse Byelaws**

- 1.1 Applicable to all group housing, commercial and industrial premises which fall in one of the following categories:

Category 1: Whose plot area is more than 2000 Sq.M.

Category 2: Water quota is more than 40,000 lits/day.

Category 3: Premises which has more than 50 dwelling unit of any kind.

- 1.2 Exemptions could be accorded under following circumstances, as decided by the authority;

In case the existing premises cannot permit the provision of additional overhead tank for the purpose of the use of treated water.



If, in the existing structure, there is no space for installation of treatment facility and collection chamber.

## **2. Enforcement of byelaws:**

2.1 In case of existing properties, Municipal Commissioner, Jammu/ V.C, JDA or his authorized officer will issue a notice to the occupier for making arrangements of reuse of Grey Water within specified time.

2.2 In case of proposed/intending/under redevelopment properties, the occupier/developer/builder will submit an application directly or through his authorized consultant to the Municipal Commissioner, Jammu/ V.C, JDA with details of proposed 'Discharge management Plan' along with the application for demand of water permission to connect the Grey Water/Sewarage to municipal sewerage system where ever applicable.

## **3. Granting a Permission**

3.1 Every premises will be granted permission for the discharge of industrial waste or wastes to the municipal sewerage system only if the recycling measures and conditions set forth in schedules issued under this Byelaw are fulfilled.

## **4. Waste tests and their results**

4.1 An occupier of an industrial plant or premises requiring a license shall provide to the Municipal Commissioner, Jammu/ V.C, JDA or an authorized officer once a year for the purpose of receiving a license, test results of the industrial wastes discharged from the plant or premises.

4.2 Without derogating the provisions specified in clause of byelaw 4, the occupier of a premises requiring a license or the occupier of a controlled plant or premises, shall provide to Municipal Commissioner, Jammu/ V.C, JDA test results of the industrial wastes or waste discharged from the plant or premises at any time he is requested in writing to do so by the Municipal Commissioner, Jammu/ V.C, JDA.

4.3 The testing of wastes and the submission of the results shall be done in a manner in accordance with the terms and conditions prescribed by

the Municipal Commissioner, Jammu/VC JDA or an authorized officer in this regard.

This Byelaw accords the authority of Municipal Commissioner, Jammu/VC JDA, his agent or an authorized officer of their authority to visit the plant premises at any reasonable time.

**5. Notices for testing of discharge**

- 5.1 The Municipal Commissioner, Jammu/VC JDA may order the testing of sample industrial waste or wastes as described in clause of byelaw 4 if he feels that the circumstances so demand and he may, by written notice, direct the plant or premises occupier to pay the expenses of performing such tests.
- 5.2 A controlled plant whose occupier received notice as stated in clause of byelaws (4) shall comply the provisions of byelaws (3) prescribed above for that purpose.

**6. Operational Permission for the Grey Water Recycling Treatment Plant**

- 6.1 Municipal Commissioner, Jammu/VC JDA may determine on the basis of test results of the wastes that were provided to him or that were performed at his instance or behalf, that a recycled water plant is fulfilling the requirements and will issue permission in writing to put the plant on permanent to the occupier.
- 6.2 The occupier shall operate the plant as specified.

**7. Separation of grey Water:**

- 7.1 The wastes from toilets in the premises will be separated from grey water that is of bathroom and kitchen wastes by means of separate down take discharge system. The grey water shall be recycled by providing recycling plant and shall be reused for non-portable purposes after storing the same in distinctly separate tank by means of purple colored down take pipes. The water quality shall conform to standards of non portable water. The recycled water shall be tested once in six



months and results shall be made available to Municipal Commissioner JMC/ V.C, JDA or his authorized officer whenever demanded

The make-up connection to the system will be done at the collection tank of the treated water, through a free fall if from Municipal water connection, but preferable from a local source like bore well.

#### **8. Conditional Waste Discharge Permission:**

- 8.1 Waste discharge of the conditional type plant will be allowed on the issuance of conditional permission provided the conditional type plant has recycling and reuse of water facility and not exceeding limits given in as per JKPCB norms.

#### **9. Mandatory notice regarding changes:**

- 9.1 An occupier of premises shall inform the Municipal Commissioner, Jammu/VC JDA or his authorized officer of any change in the quality, nature or quality of the wastes discharged from his plant or premises, the manner of their discharge or extra requirement of external supply of water in variation or violation of license under these byelaws.

#### **10. Authority to change license/notice conditions:**

- 10.1 The Municipal Commissioner, Jammu/ V.C, JDA or his authorized officer, having given a license or a notice in writing by the authority vested in him by this byelaw, may revoke, modify or stipulate conditions to the license or notice if not satisfied on inception of the plant, premises or test reports.

#### **11. Interface with the Authority**

- 11.1 Interface with the authority of Municipal Commissioner, Jammu/VC JDA or his agent or with the authorized officer is strictly prohibited.

## **12. Delivery of Notice/Permission.**

12.1 Notice/permission required by this byelaw shall be deemed to have been delivered lawfully if it is given in to the hand of their intended receiver with acknowledgement, or delivered to his place or residence or his place of occupation or place known to be so with acknowledgement, or to adult member of his family or to an adult employee with acknowledgement, or if sent by registered mail to the same person according to his place of residence, of normal place of employment recently known to be so. If it is not possible to make the delivery as stated, the notice will be assumed to have been delivered lawfully if the notice is pasted in a conspicuous place in one of the above stated locations.

## **13. Corrective action**

- 13.1 Any person violating the provisions of these byelaws shall be fined Rs. 5000/- only on the day of detection and if the violation continues shall be fined Rs. 100/- only for every day as a corrective action after a written notice from the Municipal Commissioner, Jammu/ V.C, JDA or his authorized officer is delivered to him.
- 13.2 Failure to operate (as determined by the Inspector or authorized officer of JMC from the observations of test results and/or physical verification) the recycling plant will attract a penalty of Rs. 500/- per day and/or disconnection of water connection.

## **14. Authorization of Officers**

- 14.1 Municipal Commissioner, Jammu/ V.C, JDA will authorize his officers/inspectors and will delegate the necessary powers for carrying various duties under this byelaw.































